

ACADIA REALTY TRUST  
Form 4  
December 17, 2004

**FORM 4**

UNITED STATES SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

OMB APPROVAL

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**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person \*  
**BRAUN JOEL L**

(Last) (First) (Middle)

C/O ACADIA REALTY TRUST, 1311 MAMARONECK AVENUE, SUITE 260

(Street)

WHITE PLAINS, NY 10605

(City) (State) (Zip)

2. Issuer Name and Ticker or Trading Symbol  
**ACADIA REALTY TRUST [AKR]**

3. Date of Earliest Transaction  
(Month/Day/Year)  
**12/17/2004**

4. If Amendment, Date Original Filed(Month/Day/Year)

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

Director  10% Owner  
 Officer (give title below)  Other (specify below)  
**Sr. Vice President**

6. Individual or Joint/Group Filing(Check Applicable Line)  
 Form filed by One Reporting Person  
 Form filed by More than One Reporting Person

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Ownership (Instr. 4)
			Code	V	Amount or Price		
Common Shares of Beneficial Interest - \$.001 Par Value	12/17/2004		M		21,019 (1)	D	\$ 13,342 (1) (2) (5)
Common Shares of Beneficial Interest-\$.001 Par Value	12/17/2004		M		21,019 (1)	A	\$ 34,361 (1) (2) (5)

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Common Shares of Beneficial Interest- \$.001  
 12/17/2004 M 30,205 (1) (3) A \$ 5.75 64,566 (2) (4) (5) D

Common Shares of Beneficial Interest- \$.001  
 12/17/2004 M 6,776 (1) (3) A \$ 5 71,342 (2) (4) (5) D

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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SEC 1474  
(9-02)

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned**  
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)
				Code	V (A) (D)	Date Exercisable Expiration Date	Title Amount or Number of Shares
Options to Purchase Common Shares	\$ 5.75	12/17/2004	12/17/2004	M	48,000 (1)	08/11/2000 06/15/2009	Common Shares 48,000 (1)
Options to Purchase Common Shares	\$ 5	12/17/2004	12/17/2004	M	10,000 (1)	01/17/2000 01/16/2010	Common Shares 10,000 (1)

## Reporting Owners

**Reporting Owner Name / Address**

**Relationships**

Director 10% Owner Officer Other

BRAUN JOEL L  
 C/O ACADIA REALTY TRUST  
 1311 MAMARONECK AVENUE, SUITE 260

Sr. Vice President

WHITE PLAINS, NY 10605

## Signatures

/s/ Joel Braun

12/17/2004

\_\_Signature of  
Reporting Person

Date

## Explanation of Responses:

\* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

On December 17, 2004 Mr. Braun exercised 58,000 Options to purchase Common Shares. He used 21,019 of his existing Common Shares to pay the exercise price of \$326,000. The Common Shares were then distributed as follows: 21,019 were issued to Mr. Braun replacing those used to pay the exercise price and the balance of 36,981 Common Shares (the "Deferred Shares") were placed in a deferred account

- (1) pursuant to an Agreement with the Company. Thus, Mr. Braun's aggregate number of Common Shares was increased from 34,361 to 71,342. The Deferred Shares will not be received by Mr. Braun until termination of employment with the Company or a change in control of the Company. Mr. Braun will not be entitled to vote the Deferred Shares. Any dividends which accrue on such Deferred Shares will be payable in cash.
- (2) Includes 7,361 vested Restricted Shares of a total of 35,876 Restricted Shares issued to Mr. Braun in 2000 through 2004. In addition, Mr. Braun owns 6,667 Operating Partnership Units.
- (3) Represents the Deferred Shares.
- (4) Includes the Deferred Shares.
- (5) This filing corrects the previously reported filing of March 24, 2004 which overstated Mr. Braun's holding of Common Shares by 26,980.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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